

# GREEN

## Natural Drainage System

High Point is located in the Longfellow Creek Watershed, home of one of Seattle’s salmon-bearing creeks. Since the High Point community occupies nearly 10 percent of the watershed, it has a significant impact on the water quality of Longfellow Creek. Incorporating a “natural drainage” system into the new community offered an unprecedented opportunity to reduce stormwater runoff to Longfellow Creek, dramatically improving its water quality, flows and habitat.

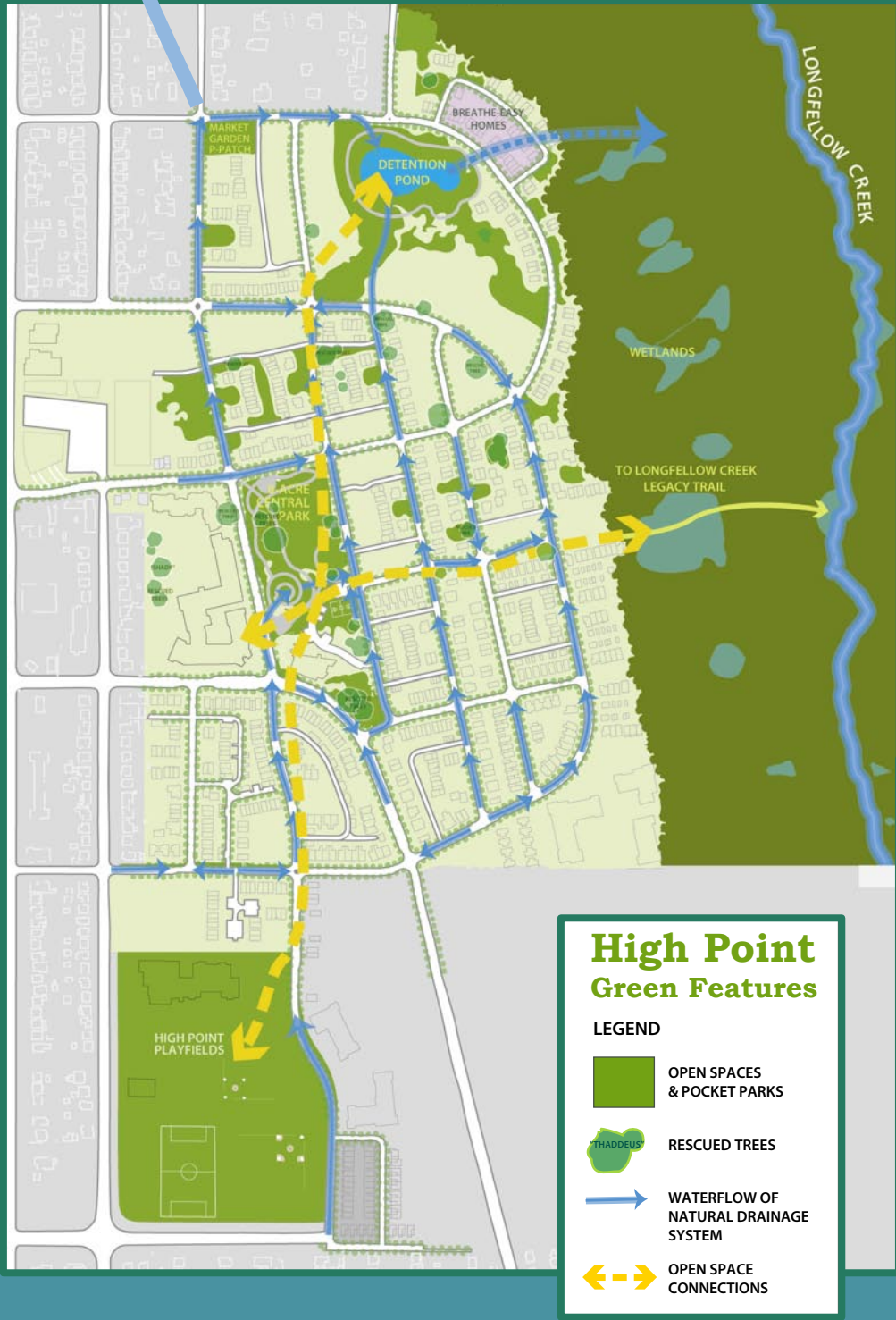
### Permeable Surfaces

High Point showcases the first “porous pavement” street in Washington and serves as a testing ground for its use elsewhere. Porous pavement sidewalks and gravel-paved driveways are employed at key sites to help reduce paved or impervious surfaces and infiltrate stormwater. High Point will have only 60 percent impervious areas. This is a much lower percentage than most new developments, and much better for the environment.

▼ Washington’s first porous pavement street.



◀ After a good rain, the vegetated swales allows the rainwater to percolate through the soil before entering the storm drains.



▲ A large retention pond holds the influx of stormwater until released to the creek at a more natural pace.



▲ Longfellow Creek, stretching 4 miles long, is one of Seattle’s five major creeks, and is part of Mayor Nickels’ Restore Our Waters Initiative.

*“Site design at the parcel level is important to facilitate a natural approach to site drainage.”*

Peg Staeheli, SvR Design Company

2005  
MAR  
10

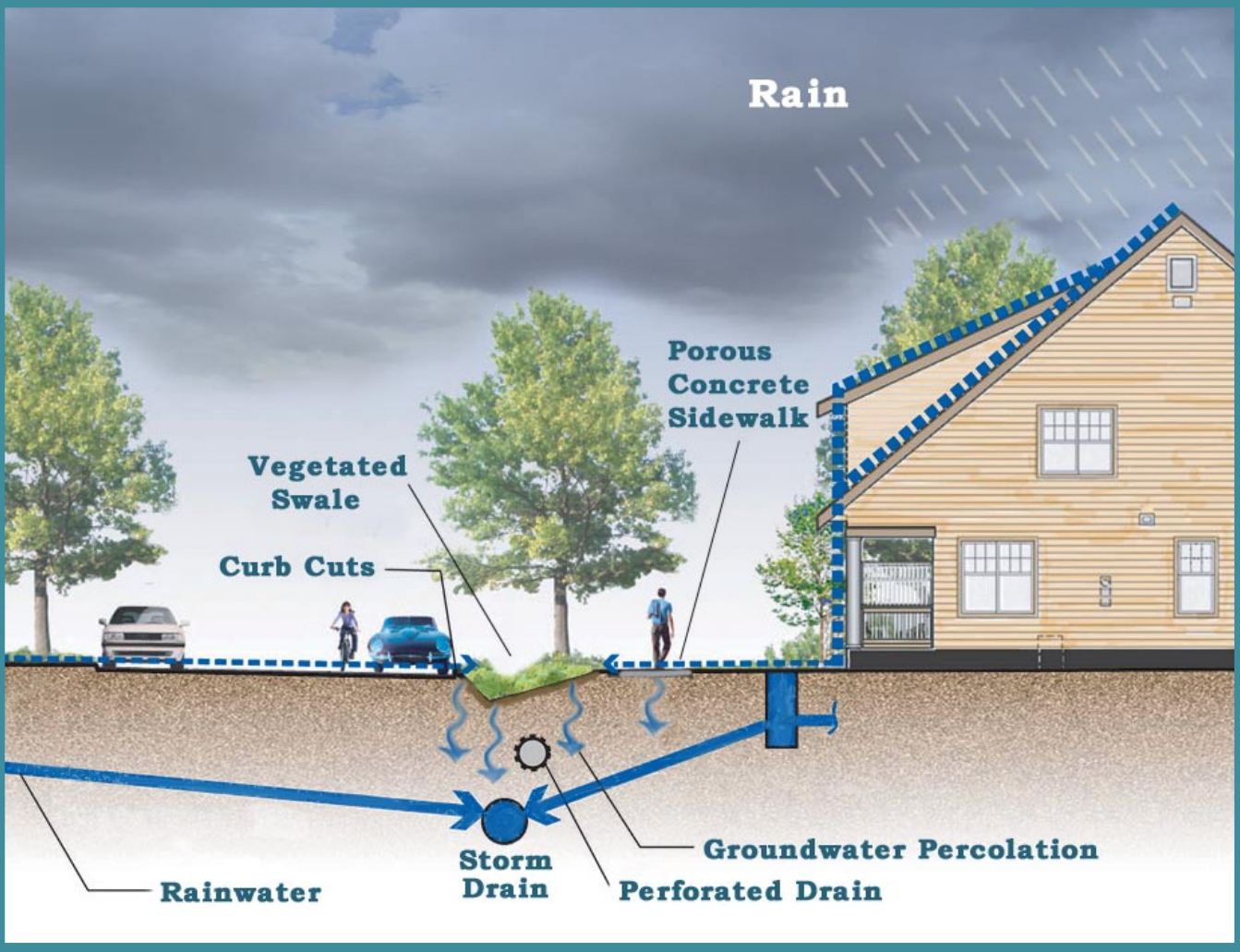


Breathe-Easy Homes are nearly completed.  
Two blocks of rental housing are ready for landscaping.  
Groundwork for pocket parks is underway.  
Swales are ready for their plantings.

2005  
MAY  
12



Pocket parks are planted.  
Many houses are painted.  
Swales are functioning.



### Swales

High Point’s natural drainage system includes a unique network of environmentally friendly “swales” alongside every street in the new community. The swales appear as extra wide planting strips, either flat or sloped, which capture, slow and filter stormwater runoff from adjacent houses and roadways.



Vegetated swales make good use of low-care native plants.

### Artworks

Bruce Myers, the artist commissioned for the High Point project, has captured crucial elements of the natural drainage system through a series of artworks.

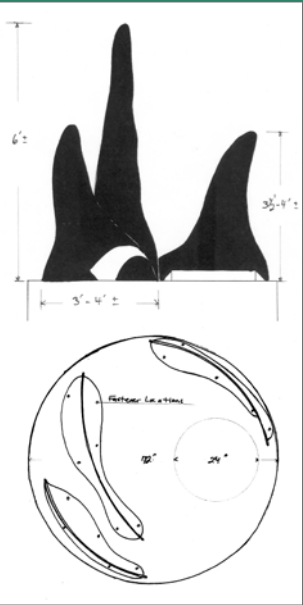


▲ Splash blocks depicting salmon swimming upstream



◀ Pavement scored with raindrop patterns.

- Grates with maple leaf relief.
- Story poles with images taken from the watershed.



▲ Sculpture of orcas for main stormwater detention pond.